

Applicant's Submission



April 16, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.15 acre (+/-0.062 hectare) site from R-C1 to R-C2. The original proposal is to redesignate this lot to R-CG. But after discussion with local residents, community association and administration, we are now changing this to R-C2.

The subject site, 2727 40th Street SW, is located in the beautiful community of Glendale along 40th Street. The site is approximately 0.062 hectares in size with a one-storey single detached dwelling. Surrounded by single detached homes on the north, south and west, the site is also right by multi-residential houses on the east side just cross 40th Street.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the nearest bus stop being west bound route 6 about 200 meters away. East bound route 6 is also along 26 Ave and is about 270 meters away from site.

The site is also in close distance to many open spaces/playgrounds. There are four open spaces within a 200 meters radius from the site. Glendale/Glendale Meadows Community Association is approximately 650 meters away. Commercial establishments are along 37 Street and include restaurants, pubs, professional services, auto services and many others.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that are sensitive to existing residential development in terms of height, built form and density.

With multi-residential houses situated on the immediate east of the site, the proposed R-C2 can perfect serves as the transitional zone from high density to low density, thus providing diversity to the community. Moreover, future development on this site will provide a compatible interface with the existing developments adjoining parcels.

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We ask the city to support our application based on the reasons listed above. In addition, it also meets some of the criterias for Multi-Residential Infill including:

- within 400 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.

Sincerely,

Lei Wang
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Operation Manager